



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

*Office of Community Planning and Development*

**To:** Simsbury Zoning Board of Appeals

**From:** Laura Barkowski, Code Compliance Officer

**Date:** March 16, 2022

**RE:** Application #22-04 of John Mayock, Applicant/Owner, for variances pursuant to the Simsbury Zoning Regulations Section 3.5 and 3.9 to construct a garage addition that exceeds the maximum height limit and construction of an outside staircase within the side yard setback for the property located at 130 Terrys Plain Road (Assessor's Map J08, Block 128, and Lot 004C). Zone R-40.



## Description Of Variance

The applicant is requesting a variance to Section 3.5 and 3.9 of the Zoning Regulations construct a second story garage addition exceeding the maximum height for accessory structures of 15' with an outside staircase within the side yard setback.

## Applicant Hardship

The applicant states the hardship is "home being small and has no basement." The applicant further states that garage is "stepped up" at the rear and needs the variance to have sufficient headroom to utilize the space. The stairs are to be located on the south side of the garage, facing the residence. The entire detached garage is located within the side yard setback the proposed location would encroach the least amount.



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8:30 - 7:00 Monday  
8:30 - 4:30 Tuesday through Thursday  
8:30 - 1:00 Friday

**Staff Comment**

The public hearing notice was published in the Hartford Courant on both March 10, 2022 and March 17, 2022. The neighborhood abutters were mailed notification of the public hearing. It should be noted that the applicant letters in support of the application from neighbors at 133 Terry's Plain Road.

The Board should determine if a hardship exists and state on the record. Staff has provided a sample motion for discussion purposes only as Exhibit A below:

**Exhibit A**

Motion to Approve **Application #22-04** of John Mayock, Applicant/Owner, for variances pursuant to the Simsbury Zoning Regulations Section 3.5 and 3.9 to construct a second story garage addition per plan provided dated November 21, 2021 that exceeds the maximum height limit and construction of an outside staircase within the side yard setback for the property located at 130 Terry's Plain Road (Assessor's Map J08, Block 128, and Lot 004C). Zone R-40. This approval is subject to the following condition:

1. Administrative zoning permit is to be obtained.